

**EAGLE POINT DEVELOPMENT COMMITTEE
MINUTES OF FEBRUARY 10, 2014 MEETING**

A meeting of the Development Committee was held on Monday February 10, in the Eagle Point Office Conference Room, and was called to order at 10:00 AM by Co-Chairman David Churchill.

Members Present were: Steve Fessenden, Don Gahimer, Bill Hart, Chris Mogilnicki, and Charlie Worden.

Also in attendance: John Tarnowski, and Larry Dobson

An update on the progress of the sewer and docks projects was given by John to bring the committee members up to date.

There was no old business before the committee.

New Business included the review of requests by Unit #152 to rebuild their Private Use Dock, and from Unit #181 to install a cart parking pad next to their driveway. Both requests were discussed and recommended for approval by the Board of Directors. Three additional requests came to the attention of the committee for home repainting at Unit #80, replacement of an orange tree at Unit #141, and the planting of two indigenous trees in a front and side yard at Unit #114. These three requests presented no issues and were recommended to be reviewed and approved by the park manager

A review of the Private Dock / Submerged Lands Use Agreement was initiated by the committee. The review primarily focused on terminology, structure, and grammar. Several areas of the lease agreement are being studied by the committee. It is the intention of the committee to have a final version of the lease available when renewal of the Submerged Land Lease is required in April of 2015.

A review and generation of a new lease agreement will be required for the official leasing of use for the new Eagle Point docks which are under permitting process now. This process is not yet underway.

Just before adjournment it was brought to the committee's attention that we had received a request from a resident to amend the Rules and Regulations to include the fenced in pool area as a "No Smoking" area as an extension of the Social Hall. While the committee was in general agreement that smoking should be curtailed during peak swimming hours, it was not totally convinced that amending the Rules as requested was the appropriate action. Possibly a No Smoking During Daylight Hours might be a better solution for the situation. It was agreed to bring this item up for discussion at the Board Meeting for Discussion.

No further new business was before the committee. The next meeting of the Development Committee was set for March 10th at 10:00 AM.

The meeting was adjourned at 11: 37 PM.

Respectfully Submitted,

David Churchill, Co-Chairman